

Rockford Historic Preservation Commission

March 8, 2011 — 6:00 PM

Present: Janna Bailey, David Hagney, Alderman Doug Mark, Scott Sanders, Mark McInnis

Absent: Vickie Krueger

Staff: Jessica Roberts Historic Preservation Secretary, Todd Cagnoni Deputy Director Construction and Development Services

Other: Interested Parties

Approval of Minutes

A **MOTION** was made by Mark McInnis to **APPROVE** the minutes of the February 8, 2011 meeting as presented. The Motion was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 5-0.

Elections

Scott Sanders made a **MOTION** and nominated Mark McInnis to serve as Chairman, Alderman Doug Mark **SECONDED** the motion. Mr. McInnis accepted. Mr. McInnis was made **Chairman** by a vote of 4-0.

Scott Sanders made a **MOTION** and nominated David Hagney to serve as Vice-Chairman, Mark McInnis **SECONDED** the motion. Mr. Hagney accepted. David Hagney was made **Vice-Chairman** by a vote of 4-0.

New Business

Certificate of Appropriateness

910 N. Prospect Street (Repairs)

The applicant was not in attendance and the commission had several questions on the repairs.

A **MOTION** was made by David Hagney **LAY OVER** the item. The **MOTION** was **SECONDED** by Alderman Mark and **CARRIED** by a vote of 5-0.

ZBA Item

Zoning Map Amendment 220 S. Madison Street 307 & 303 Walnut from R-2, Two-family Residential to C-4, Urban Mixed-Use District

Ms. Roberts indicated that the application request had been changed from the previous month which is now a Special Use Request for a Planned Unit Development for a mixed use commercial development in an R-2, Two-family Residential District, rather than a Zoning Map Amendment. Jessica Roberts stated that the change would allow for only certain uses of which have been listed within the report excepting those that have been established or are already permitted in the R-2, District.

Scott Sanders stated that in looking over last month's minutes it seemed as if the concern was with the Zoning Map Amendment and what the C-4 Zoning designation would open the potential uses up to.

Mark McInnis stated that the main concern was with the empty lots and what they could be developed with in the future.

Ms. Roberts stated that with the proposed Special Use Permit for a Planned Unit Development for a mixed use commercial the applicant would have to come back to the Zoning Board and the Historic Preservation Board in order to construct a new structure as it would be a substantial change from what is being pursued at this time.

Todd Cagnoni stated if they were going to build another building it would require a modification of a special use permit as well as would be required to come through the HPC process as well. Right now the uses taking place are already legally established uses and could take place regardless. The building has been purchased for the purpose of redevelop and in order to allow for tenants the applicant would like to settle on a list of uses that could be established within the building. Mr. Cagnoni stated that the exterior pavilion could continue to operate as it is.

Mark McInnis stated that the list agrees with what the neighborhood discussed in the past. However, the only thing they would like to see defined better was number 7 the food and beverage retail sales. The concern is with having an actual grocery store in the building.

The applicant, Matt Marshall stated that he is fine with restricting it to a non-ongoing grocery store.

Ms. Roberts reminded the commission that the item was before them to be treated as a non-binding recommendation to the Zoning Board of Appeals. She added that they have the right to legally object as well as formulate a recommendation to the Board.

Mr. Marshall stated that what he would not like to have restricted is some sort of a nutritional health store such as a GNC or something of that sort.

A **MOTION** was made by Alderman Doug Mark to direct staff to draft a letter to the Zoning Board of Appeals on behalf of the commission supporting the zoning application excepting section D item 7 food and beverage retail sales for restaurant but excluding a full service grocery store. The Motion was **SECONDED** by David Hagney and **CARRIED** by a vote of 5-0.

Old Business

There was no old business.

Staff Report/Other

Annual Report was discussed and it was agreed on by the commission that no changes were necessary and directed staff to send the document to the State office.

Garrison Historic District Update Ms. Roberts gave an update on the status of the Garrison Historic District Application. She stated that she heard from the State of Illinois Office and the Ziock building was moved forward but the Garrison Historic District was deferred to the meeting of September 2011. A brief discussion on the status was made by the commission including the next steps. Ms. Roberts stated that she sent a letter to the applicant requesting further information on the upcoming schedule to meet with the potentially affected neighborhood groups and when an official notice will be sent to those parties. She stated that she has yet to hear from the applicant at this time.

409 Kishwaukee Street Ms. Roberts stated that she sent the applicant a letter indicating that it would be necessary to alleviate the situation and meet soon to start to figure out ways to come to a compromise on the issue. She indicated that the letter stated that if this could not be done then legal action would be pursued.

Alderman Doug Mark stated that it is his preference that City Legal representative John Giliberti contact the applicant's attorney and make him aware that this is a pressing matter and should be taken care of immediately.

Ms. Roberts stated that she would forward that onto Mr. Giliberti.

Jessica Roberts explained that Maureen has submitted an official resignation letter and Ms. Roberts asked the Commission to submit suggestions to her to forward onto the Mayor. She added that the position that will be replaced is the open position.

The commission suggested looking into past members that were eligible to serve.

With no other business a **MOTION** was made by Scott Sanders to adjourn the meeting of March 8, 2011. The Motion was **SECONDED** by Alderman Doug Mark and **CARRIED** by a vote of 5-0.

The meeting was adjourned at 6:40p.m.

Submitted by Jessica Roberts, Rockford Historic Preservation Secretary